



# Historic Preservation Matters!

## Escondido

14 April 2011

Marie Nelson

State Historian II

OHP-Survey/CLG Coordinator

[mnelson@parks.ca.gov](mailto:mnelson@parks.ca.gov)

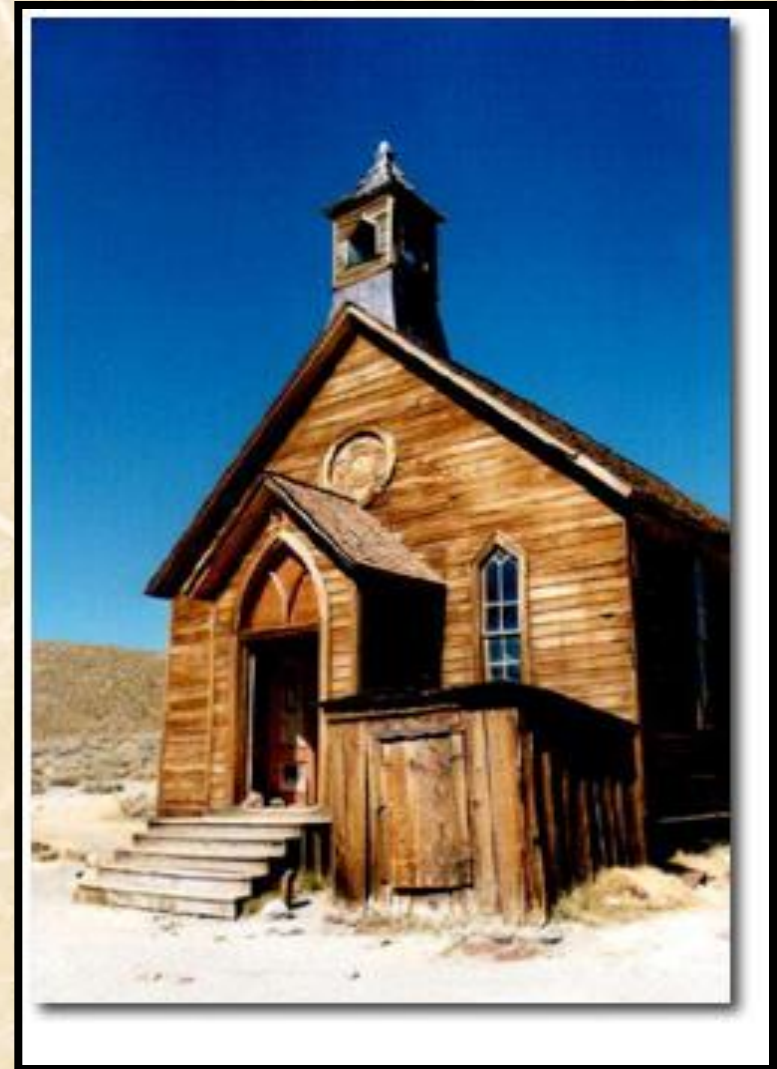
[www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)



# National Historic Preservation Act

1966

- **Historic Preservation Fund**
- **National Register of Historic Places**
- **Advisory Council on Historic Preservation**
- **Established State Historic Preservation Officers and State Commissions**
- **Certified Local Government Program (CLG) (1980 Amendments)**



- Methodist Church, Bodie SHP



[Programs](#) [SHR Commission](#) [Disasters](#) [Library](#) [Partners](#)

» [Architectural Review](#)  
» [Governor's Awards](#)  
» [Local Gov't Assistance](#)  
» [Review and Compliance](#)  
» [Registration Programs](#)

» [California Main Street](#)  
» [Historic Preservation Incentives](#)  
» [Preserve America \(PA\)](#)  
» [Preservation Grants](#)

JOIN US  
ONLINE



OFFICE OF HISTORIC  
PRESERVATION  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

PH: 916-445-7000  
FAX: 916-445-7053  
EMAIL:  
[calshpo@parks.ca.gov](mailto:calshpo@parks.ca.gov)

[STAFF PHONE NUMBERS](#)

**MISSION**

The mission of the Office of Historic Preservation (OHP) and the State Historical Resources Commission (SHRC), in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

[More about OHP](#)

Statewide Historic Preservation  
Plan

## OFFICE OF HISTORIC PRESERVATION

Welcome to OHP

### CALIFORNIA STATE PRESERVATION PLAN LISTENING SESSION

The Office of Historic Preservation will be holding a series of listening sessions throughout the state to gather input for our next Statewide Historic Preservation Plan for California. The last state plan came out in 2006, and our goal is to have a new one in place by late 2011 or early 2012. You may review the 2006 State Plan [here](#).

What historic preservation issues and goals should be part of the next Statewide Historic Preservation Plan? Share your thoughts with us at one of the upcoming listening sessions. Sessions have been held in Sacramento and Los Angeles

#### [OHP Oakland Listening Session](#)

Thursday, April 14, 6:00-8:00 PM

African-American Museum and Library at Oakland  
649 14th Street, Oakland, CA

Please RSVP ([calshpo@parks.ca.gov](mailto:calshpo@parks.ca.gov) or 916 445-7000)

For parking and transit information, visit the [African American Museum and Library at Oakland](#).

OHP Santa Monica Listening Session

May 18, Details forthcoming.

In addition to the listening sessions, there will be other forms of public outreach for the plan. To make sure you're informed about them, sign up for the State Plan email list by sending a message asking to be included on the list to [calshpo@parks.ca.gov](mailto:calshpo@parks.ca.gov). You can also follow us on Facebook or Twitter--see the link on the upper right corner of this page.

# Early Preservation Efforts



Mount Vernon



Sutter's Fort



# Recent Preservation Directions



**Neighborhoods  
&  
Historic Districts**



## Cultural Diversity



# Cultural Landscapes



**Resources  
associated with  
the Recent Past**





## **Adaptive Reuse**

## **Sustainability**





## Revitalization

## Heritage Tourism



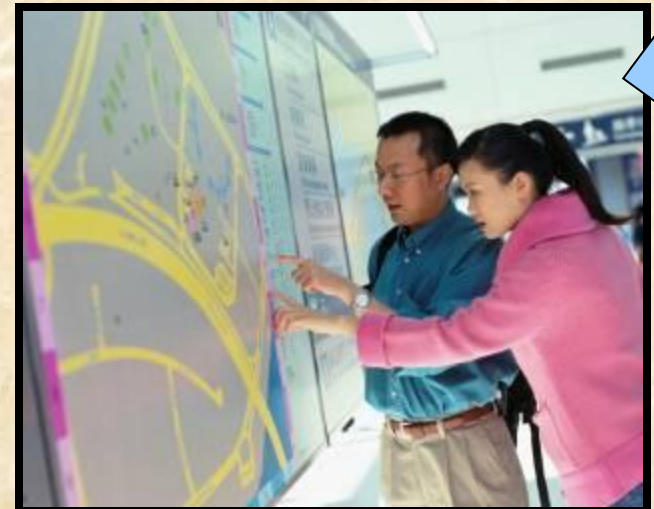
# ***Historic Preservation at the Local Level***

- Enabling authority comes from:
  - U. S. Constitution
  - U. S. Supreme Court
  - California Constitution
  - California Statutes
- Land use regulations by local governments, including zoning and historic preservation ordinances, are authorized under the public welfare component of the police power



# ***Historic Preservation at the Local Level***

- Shift of program responsibility from historical societies and museums to local governments
- Historical societies & other organizations remain strong & important advocates
- Preservation integrated into to land use planning
- Professional and citizen planners (commissioners) charged with local decision making



# Comprehensive Historic Preservation Program

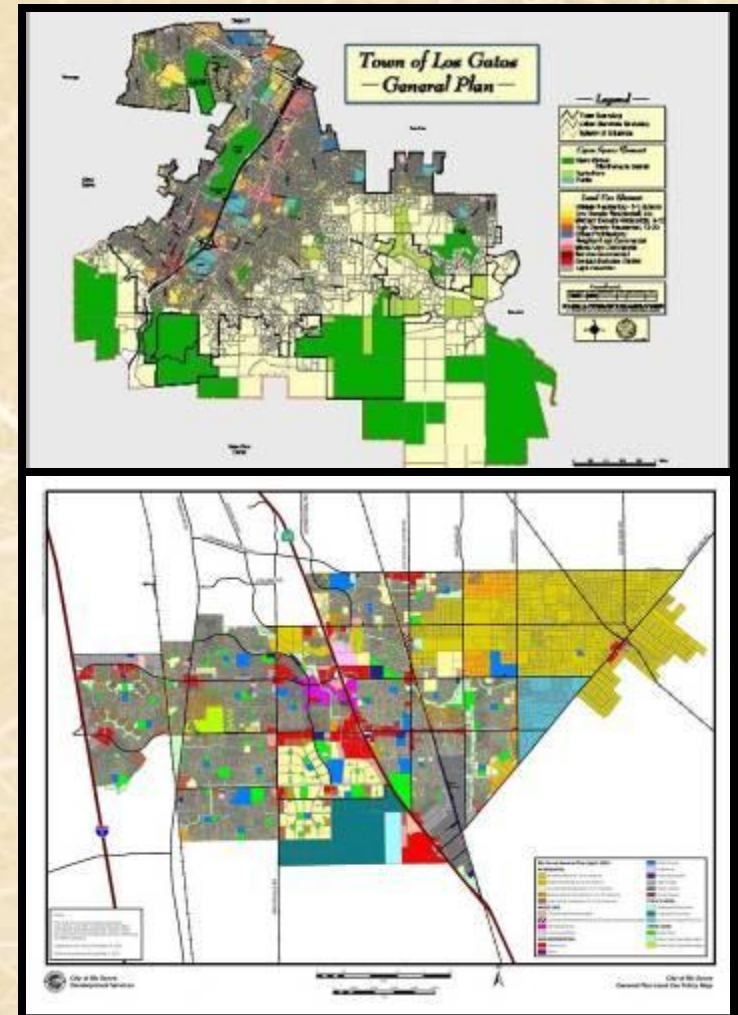


- Element
- Ordinance
- Preservation Commission
- Contexts & Surveys
- Economic Benefits & Incentives
- Education, Technical Assistance & Outreach

***GOAL: Integrate historic preservation into local land-use planning***

# General Plan: Historic Preservation Element

- General Plans represent the only formal, unified overview of the quality of life in a community
- Identify long-term goals and policies for community growth and development
- General Plans are the place to link historic preservation into land use planning



# Preservation Ordinance

- ✓ Provides the policy for protection of historic properties
- ✓ Establishes an objective and democratic process for designating resources
- ✓ Protects the integrity of designated historic properties through design review
- ✓ Authorizes design guidelines for new development within historic districts
- ✓ Stabilizes declining neighborhoods and protect and enhance property values through incentives and protections



# Ordinance Key Elements

- Purpose
- Enabling Authority
- Preservation Commission
- Designation Procedures & Criteria
- Actions subject to Review
- Economic Effects
- Enforcement



- Appeals
- Definitions
- Severability

# Preservation Ordinance



**“The preservation ordinance is nothing more than local legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation. . .”**

Pratt Cassity, *Maintaining Community Character: How to Establish a Local Historic District*, NTHP, 2002

# Preservation Commission

## Scope of Powers

- Maintain local inventory
- Designation
- Review and Comment
- Make recommendations
- Incentives
- Public education

Relationship with Planning Commission, City Council,  
and other agencies



# Historic Contexts and Surveys

## **Foundation** for Preservation Planning



# HISTORIC RESOURCE?



# HISTORIC RESOURCE?



# What is a Historic Context?

**Describes significant aspects and broad patterns of development**

## Built Environment



## History

**of an area's history and cultural development.**

# Historic Contexts

Tell the stories that explain

how,

when, and

why

the built environment developed or looks the way it does.

## Historic Context for The City of Ontario's Citrus Industry



Prepared For:

City of Ontario Planning Department  
303 East "B" Street, Ontario, CA 91764

Submitted to:

Cathy Wahlstrom, Principal Planner

Prepared by:

1611 South Pacific Coast Highway  
Suite 104  
Redondo Beach, CA 90277

February 2007

# Historic Contexts

- Identify significant themes and associated property types
- Make the case for historical significance
- Establish eligibility criteria and integrity thresholds
- Provide the rationale for preservation activities



# HISTORIC CONTEXTS

- **Synthesize** information about significant historical patterns, events, people, groups, and values.
- **Identify** the property types\* and locational patterns which represent important historic patterns, events, people or groups.
- **Identify** characteristics each property type needs to represent the property type within the context.
- **Identify** eligibility and integrity thresholds.

\*Groupings of individual properties based on shared physical or associative characteristics

# HISTORIC CONTEXTS also

- **Permit** identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.
- **Facilitate** better understanding of the relative importance of resources for initial study as well as planning purposes.
- **Identify** additional Information Needs
- **Recommend** Preservation Goals and Strategies
- **Evolve** as additional information is acquired

# ARCHEOLOGY AND HISTORIC PRESERVATION:

## *Secretary of the Interior's Standards and Guidelines [As Amended and Annotated]*

### Contents Standards & Guidelines for:

[Introduction](#)

[Preservation Planning](#)

[Identification](#)

[Evaluation](#)

[Registration](#)

[Note on Documentation and  
Treatment of Hist. Properties](#)

[Historical Documentation](#)

[Architectural and Engineering  
Documentation](#)

[Archeological Documentation](#)

[Historic Preservation Projects](#)

[Qualification Standards](#)

[Preservation Terminology](#)

 print

**Agency:** [National Park Service](#), Department of the Interior. Action: Notice.

**Summary:** This notice sets forth the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. These standards and guidelines are not regulatory and do not set or interpret agency policy. They are intended to provide technical advice about archeological and historic preservation activities and methods.

**Dates:** These Standards and Guidelines are effective on September 29, 1983.\*

\*[The National Park Service has not republished "The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation" since 1983 (48 FR 44716). NPS has updated portions of the Standards and Guidelines. Where NPS has officially revised portions and published the revisions in the Federal Register, such as the Historic Preservation Project standards and the treatment definitions, we strike through the 1983 language and provide a link to the new material. Where the 1983 language is not current but NPS has not officially replaced it, such as the technical information, we strike through the out-of-date materials. We then provide current technical information and links to NPS and partner websites where this information is available.]

Language within brackets has *not* been published for effect in the Federal Register as a part of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.]

# SOI Preservation Planning Standards



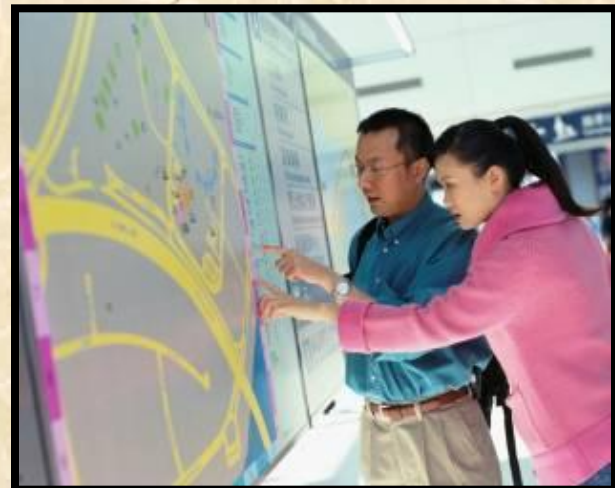
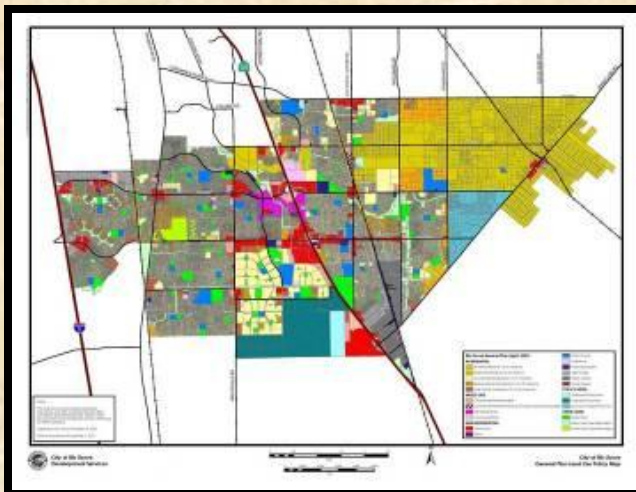
Standard I: **Establishes Historic Contexts**



Standard II: **Uses Contexts To Develop Preservation Goals & Priorities**



Standard III: **Preservation Planning Is One Element Of Larger Planning Processes**





***“The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.”***



# SOI Identification Standards



**Standard I: Identification of Historic Properties Is Undertaken to the Degree Required To Make Decisions**



**Standard II: Results of Identification Activities Are Integrated Into the Preservation Planning Process**



**Standard III: Identification Activities Include Explicit Procedures for Record-Keeping and Information Distribution**



# SURVEYS

Systematic process for

- *Gathering information* about a community's historical resources.
- *Identifying* and
- *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.



# SURVEYS PROVIDE CLUES

- **What** resources exist?
- **Where** are the resources are located?
- What are the **character defining features**?
- Why are they **significant**?
- Have they retained **integrity**?
- How does each need to be considered in planning?

*Revisit, Reevaluate, Update*

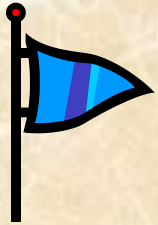
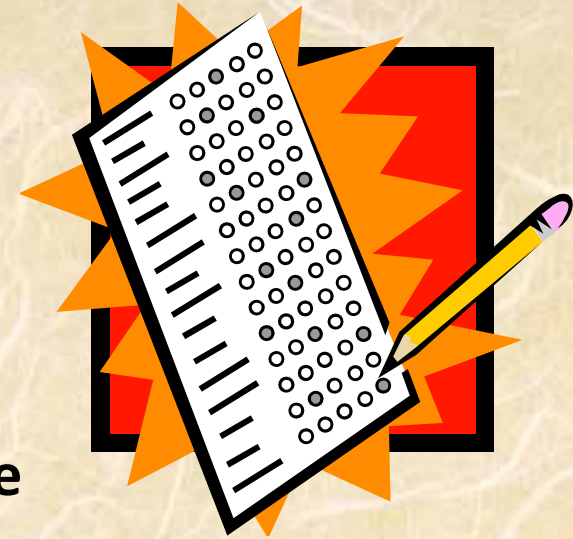


# IDENTIFICATION

- **Identify** the kinds of historic properties within the surveyed area
- **Identify** potential historic districts
- **Identify** where no historic resources are present
- **Identify** properties that do *not* merit further attention
- **Identify** potentially significant individual buildings or areas which merit further identification and evaluation



# SOI Evaluation Standards



**Standard I: Evaluation of the Significance of Historic Properties Uses Established Criteria**



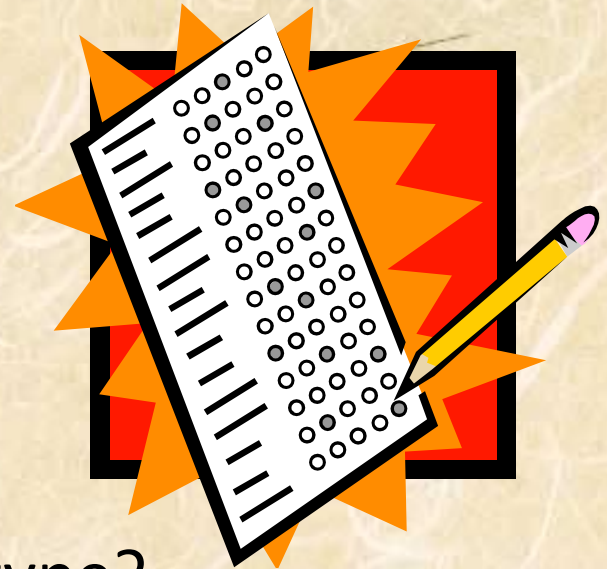
**Standard II: Evaluation of Significance Applies the Criteria Within Historic Contexts**



**Standard III: Evaluation Results in A List or Inventory of Significant Properties That Is Consulted In Assigning Registration and Treatment Priorities**

# EVALUATION

- What **context** and **property type** does the resource represent?
  - What **criteria** apply?
  - What is its **significance**?
  - Does it have the expected **character-defining features** for its type?
  - Is it a **contributor** to a **district**?
  - Does it possess the **integrity** characteristics for its property type within the defined context?
- Multiple contexts/multiple periods of Significance?**



# Evaluating Significance & Integrity

- “Historic properties either retain their integrity or they do not” (NR Bulletin 15)
- **Critical relationship** exists between **significance** and **integrity**
- **Integrity** is contingent upon **significance**; the integrity of a given property cannot be evaluated until its significance has been determined
- It is possible for a property to be **significant** under more than one of the criteria, but to retain **integrity** only under one.



# DOCUMENTATION



- **Document** all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to allow for *informed land use planning decisions*.
- **Define** essential physical features, also called *character-defining features*, that must be present to represent the property's significance.
- Results in an *inventory* of significant properties.

(SURVEY DOCUMENTATION IS **NOT** DESIGNATION)

# CONTEXTS & SURVEYS



Revitalization

Infill & Community  
Development

Incentives

Design Guidelines

Adaptive Reuse

General Plan Element

Affordable Housing

Specific Plans

Heritage Tourism

Registration

Project Review

NR Multiple Property Submission

Ordinances

Transportation &  
Infrastructure

Disaster Planning & Response

**Provide Direction for Preservation Planning**

# Designation of Historical Resources



- Provides protection
- Use local criteria that match National Register and California Register to facilitate CEQA and Section 106 reviews
- Provide clear criteria for eligibility
- Think in terms of historic zoning – HPOZs; Conservation Districts, etc.

# Other Local Preservation Tools

- Local recognition
- Incentives – Mills Act, SHBC
- Design Guidelines
- Regulations & Enforcement
- Technical Assistance
- Education
- Public involvement



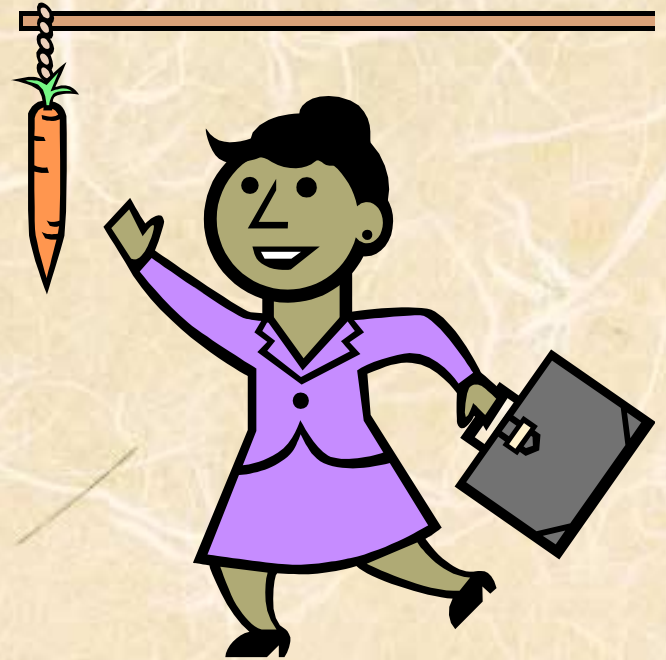
# Design Guidelines

- Based on analysis of the character-defining features
- Basis for objective decision-making
- Improve the quality of physical changes
- Protect existing architectural character
- Prevent incompatible infill or alterations
- Protect the value of real estate investments
- Encourage preservation by private owners



# Incentives

- Mills Act; Williamson Act
- Federal tax credits
- State Historic Building Code
- Waiver or reduce permit fees
- Variances
- Parking reductions
- Preservation easements
- Official recognition/Awards
- Grants
- Loans



\* Make it easy for people to preserve and difficult to adversely affect or demolish

# **BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM**

## **CREDIBILITY**

- Consistency with federal and state laws that have stood the test of time and court decisions

## **PREDICTABILITY**

- Know ahead of time how properties will be treated in regulatory procedures and code enforcement
- Insulates the preservation program from charges of being arbitrary and capricious

# **BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM**

## **CREDIBILITY**

- Consistency with federal and state laws that have stood the test of time and court decisions

## **PREDICTABILITY**

- Know ahead of time how properties will be treated in regulatory procedures and code enforcement
- Insulates the preservation program from charges of being arbitrary and capricious

# **BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM**

## **STREAMLINING**

- Brings clarity to question of what resources are significant when comes to CEQA
- Use of Secretary's Standards allows CEQA exemptions
- Use of National Register/California Register criteria and Secretary of the Interior's Standards integrates local, state, and federal levels of review

# BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

## INVOLVEMENT

- Brings local preservation boards and commissions into broader land use planning and project approval processes
- Builds on local initiative and incorporate efforts and expertise of grass-roots preservation groups in local policy making



# Certified Local Government Program

## National Park Service Program

- Provides overall rules
- Provides some funding

## Administered by State Office of Historic Preservation

- OHP's role remains advisory

## Local governments carry out the program

- Partnership with federal and state government
- Autonomy - Neither the NPS or OHP have regulatory authority over local governments



## Primary Goal

Integrate historic preservation into land-use planning

**Zoning  
&  
Planning**

**Disaster  
Planning  
&  
Response**

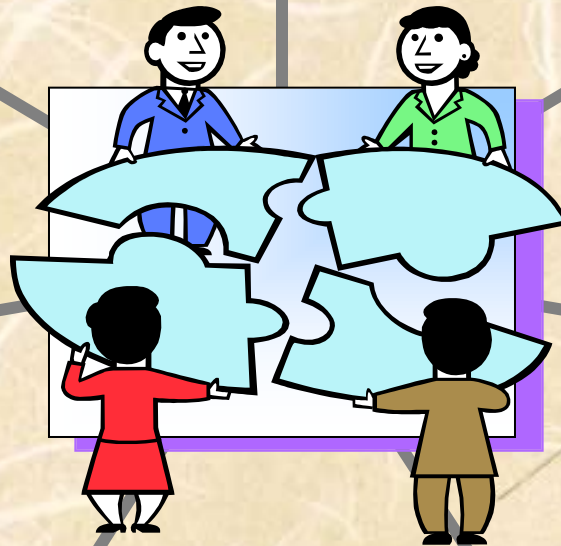
**Historic  
Preservation**

**Transportation  
&  
Infrastructure**

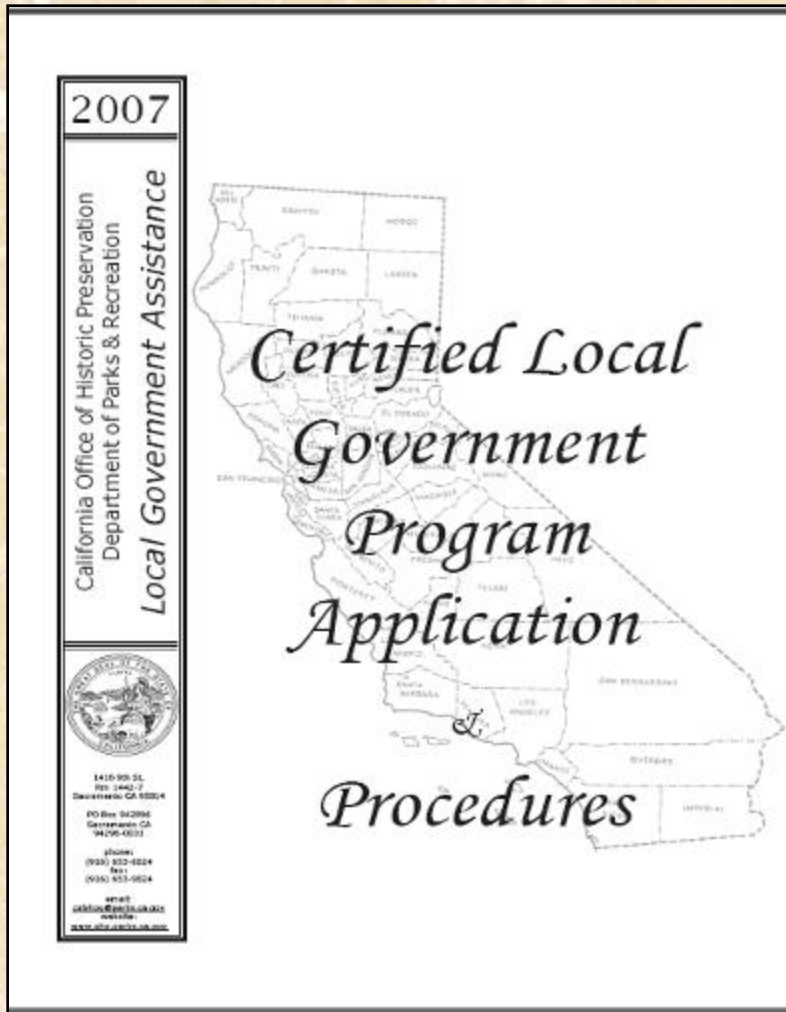
**Heritage  
Tourism**

**Affordable  
Housing  
&  
Adaptive  
Reuse**

**Community  
Development**



# Certification Requirements



- Enforce appropriate local & state legislation for the designation and protection of historic properties
- Establish qualified historic preservation commission
- System for survey & inventory of historic properties @ Secretary of the Interior's Standards for Identification and Evaluation
- Provide for public participation in local hp program
- Perform other responsibilities delegated by the state

# BENEFITS OF BEING A CLG

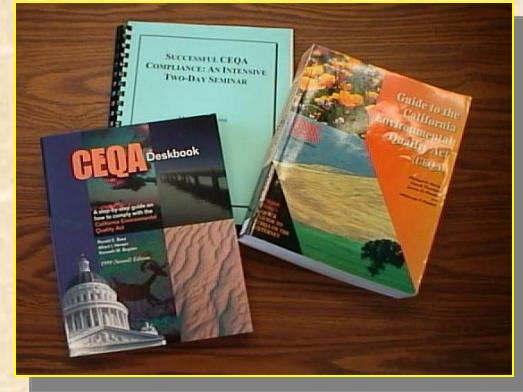
## TECHNICAL ASSISTANCE

- CLG listserv hosted by SHPO
- Training
- Consultation

## CLG GRANTS

- Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the NPS to CLGs to fund preservation planning activities
- Maximum is \$25,000 (60% grant 40% match – cash or in-kind

**SUPPORT** for and **RECOGNITION** of the aesthetic, economic, and social values of historic preservation to the community



# Why Preserve?

*Historic preservation has many advantages, but most of all, it's simply a matter of good sense. It's smart to protect older buildings and neighborhoods because they're good to look at, they're useful, and they help us understand ourselves as individuals and as a nation.*

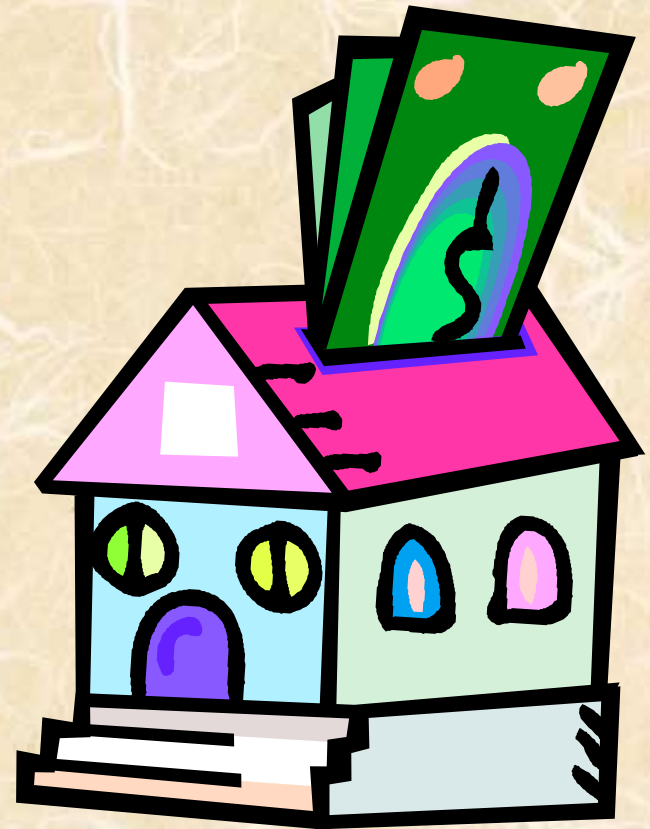
[www.nationaltrust.org/primer/10ways.html](http://www.nationaltrust.org/primer/10ways.html)



# Historic Resources = A\$\$ET\$

Wise management of assets

- Respect value
- Prolong life
- Effective use
- Multiple benefits
- “Stewardship”



***Preservation is inherently an act of sustainable design and...sustainable design is not just about how to make a new building and pass it on to future generations.***



***It's about the ability to use resources wisely & to create places of enduring value to society – places that can be utilized by many generations.***



CALIFORNIA SOLAR  
RIGHTS ACT



GREEN BUILDING CODES



GREEN PRESERVATION  
IN THE NEWS



GREEN RATING  
SYSTEMS & HISTORIC  
PRESERVATION



LEGISLATION, POLICIES,  
ORDINANCES



LIFE CYCLE COST  
ACCOUNTING



PRESERVATION CASE  
STUDIES



SUSTAINABILITY  
INFORMATION  
RESOURCES



WINDOW REPAIR &  
RETROFIT: STUDIES &  
RESEARCH



## SUSTAINABILITY

### SUSTAINABILITY

The accepted definition of sustainability from the U.N. World Commission on Environment and Development's 1987 report, "Our Common Future" is that sustainability involves "meeting the needs of the present without compromising the ability of future generations to meet their own needs." The intersection of sustainable design and historic preservation would seem a natural alliance.

Older and historic buildings comprise more than half of the existing buildings in the United States. Retention and adaptive reuse of these buildings preserves the materials, embodied energy, and human capital already expended in their construction. The recycling of buildings is one of the most beneficial "green" practices, and stresses the importance and value of historic preservation in the overall promotion of sustainability.

OHP promotes energy and resource conservation in historic buildings and believes this can be accomplished responsibly without compromising the qualities that define their intrinsic historic character. This web page intends to further the discussion and provide examples of sustainability in preservation.

#### [OHP Review of Green Preservation Projects: An Approach](#)



Much new material has been added to the CA OHP Sustainability web site, including three new pages: Green Rating Systems and Preservation, Green Building Codes, and Historic Home Retrofits. New material can also be found on:

- New articles and speeches in "Preservation in the News".
- The White House "Recovery through Retrofit" Report, the Pocantico Declaration, and other policy material in "Legislation Policies Ordinances".

# Historic Preservation is ...



*"Simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them...it is as much concerned with building the future as with holding on to the past."*

Richard Moe, President, NTHP

# For More Information:



- Office of Historic Preservation [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)
- [Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines](#) for Planning, Identification, Evaluation, and Documentation of Historic Resources
- ["Guidelines for Local Surveys: A Basis for Preservation Planning," National Register Bulletin 24,](#)
- [How to Apply the National Register Criteria for Evaluation](#) *National Register Bulletin #15*
- ["How to Complete the National Register Multiple Property Documentation Form"](#) *National Register Bulletin #16 B.*
- [National Trust- Historic Preservation & Sustainability](#)
- Donovan D. Rypkema, ["Downtown Revitalization, Sustainability, and Historic Preservation"](#)
- Richard Moe, ["Sustainable Stewardship: Historic Preservation's Essential Role in Fighting Climate Change"](#)